



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

**CULTURAL RESOURCES OFFICE
PRESERVATION BOARD
REGULAR MEETING
MONDAY FEBRUARY 23RD, 2009
1015 LOCUST ST. #1200
4:00 P.M.**

APPROVAL OF MINUTES FROM JANUARY 26TH, 2009

APPEAL OF STAFF DENIALS		PG.
A.	4432 McPHERSON AVE.	CENTRAL WEST END HISTORIC DISTRICT 1
B.	818 LAFAYETTE AVE.	SOULARD HISTORIC DISTRICT 7
C.	2200 S. 12TH STREET	SOULARD HISTORIC DISTRICT 11

SPECIAL AGENDA ITEM

Request from the City of St. Louis Planning Commission for Certification of the Record of the Preservation Board Decision Regarding 2619-21 Hadley.



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

A.

Date: February 23, 2009
To: City of St. Louis Preservation Board
From: Bob Bettis, Preservation Planner, Cultural Resources Office
Subject: Appeal of a Staff Denial of an application to retain vinyl windows on street visible facades
Address: 4432 McPherson Blvd.
District: Central West End Local Historic District Ward: 28



4432 MCPHERSON AVE.

Owner/ Appellant:
Arthur Johnson

Purpose:
To retain vinyl windows installed without a permit on two street visible facades.

Recommendation:
That the Preservation Board upholds the Staff denial as the installed vinyl windows do not meet the Central West End Historic District Standards. On the all street visible facades, the owner should be instructed to install appropriate replacement windows, and to remove all wrapping on sills, and brickmold.



Background

A Citizens Service Bureau complaint regarding window replacement at 4432 McPherson Ave. was received on July 14, 2008. A violation letter was sent to the owner on July 29, 2008. The owners applied for a permit on August 28, 2008 to retain the windows. As the windows do not meet the Central West End Historic District Standards and no remedy could be reached with the owners, the permit was denied. The owner appealed the decision on October 1, 2008 and was subsequently scheduled for the October 27, 2008 Preservation Board. After claiming hardship at the October 27, 2008 Preservation Board meeting, the Board decided to defer the decision until the applicant could provide evidence showing that replacement of the windows would cause economic hardship. The project was scheduled for the February 23, 2009 Preservation Board after the applicant submitted the evidence.



EAST FACADE



SECOND FLOOR BAY CENTER WINDOW REPLACED ONLY (note the curved glass and ogee lugs)



CLOSE UP OF SECOND FLOOR WINDOWS

Site and Surrounding Area

4432 McPherson Ave. consists of a two and one-half-story single family house designed in a Queen Anne/Classical Revival style in the Central West End Historic District. The subject property is located near the southeast corner of McPherson and Newstead Avenue, two blocks north of the New Cathedral. Buildings in the surrounding area are residential, primarily single family houses designed in a similar architectural style and date of construction

The surrounding buildings are all well-maintained and are contributing resources to the Central West End historic district.



LOOKING EAST ON MCPHERSON



LOOKING TO THE NORTHWEST FROM SITE

Relevant Legislation

Per the Central West End Historic District Standards from Ordinance #56768:

RESIDENTIAL APPEARANCE STANDARDS...

2. Structures...

D. Details (for permit required work):

“Architectural details on existing structures...should be maintained in their original form if at all possible. Renovations involving structural changes to window or door openings are permit required work and thus must be reviewed by the Landmarks and Urban Design Commission. Design on these renovations should be compatible in scale, materials, and color with existing features of the building and the adjacent historical structures.”

Does not comply. Replacement windows installed do not replicate the proportions and appearance of the original windows; in addition, the wrapping of brick molds and sills have greatly altered the building’s historic appearance. The first story front window was originally a one-over-one sash, perhaps with a transom. This new window has severely altered the appearance of the building. Also, the front windows appear to have had lugs on the upper sash of the windows as evident but the remaining curved windows on the bay window. These would need to be replicated on the new replacement windows.

Community Consultation

At this writing, we have not received any written communication concerning the project from the Alderman for the Ward or the neighborhood.



FIXED VINYL WINDOW ON FIRST FLOOR

Comments

4432 McPherson, built in 1900, is a Queen Ann/Classical Revival style building with mixture of classical elements. The front façade has several great features that exemplify the style including, delicate bracketed eaves, splayed window lintels, curved glass windows, delicate sidelights, an ornate stone porch, and an impressive wall dormer that gives the building a strong vertical feel. Windows are also a key feature in this style which utilizes delicate lines to compliment an overall ornate motif. Vinyl windows installed by the owner have adversely affected the building's historic character and integrity. The windows are flat and contemporary in appearance; the wrapped trim has created a boxy look. The new first floor window is a serious deviation from the standards and has altered the appearance of the building. The original window was most likely ornate and complimented the overall appearance of the house.

The owner has submitted documentation, which included two outstanding loans, a letter from his previous employer showing that he is currently unemployed, and a letter from an attorney offering assistance to avoid foreclosure, for proof of hardship. It is the opinion of the staff that the evidence provided is insufficient in proving that replacement of the windows will cause economic hardship.

Conclusion

The Cultural Resources Office recommends that the Preservation Board uphold the staff denial of the application as the vinyl windows do not meet the Central West End Historic District Standards. On all street visible facades, the owner should be instructed to install appropriate replacement windows, and to remove all wrapping on sills, and brickmold.

If the Preservation Board finds that the owner has submitted enough evidence to prove that replacement of all the windows would cause economic hardship, staff requests that the owner still be required to address the windows on the front façade of the building, especially the first floor window. As stated prior, this window is a serious detriment to the overall appearance of the building and needs to be replaced.

Contact:

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B.

Date: February 23, 2009
From: Robert Bettis, Preservation Planner
Subject: Appeal of a staff denial to retain paint on a masonry building
Address: 818 Lafayette Ave.
District: Soulard Historic District — Ward 7



818 LAFAYETTE AVE.

Appellant and Owners:

David Fischer/Soul of Soulard LLC.

Purpose: To retain paint on a masonry building.

Recommendation:

That the Preservation Board uphold the Staff denial as the proposed paint does not meet the Soulard Historic District Standards. The owner should be instructed to repaint the building the proper color according to the Standards.



Background

A Citizens Service Bureau complaint regarding the painting of two brick houses at 818 Lafayette Ave. was investigated on October 3, 2008. A violation letter was sent to the owner on October 10, 2008. The owners applied for a permit on November 14, 2008 to tuck point and paint two buildings. Staff is not objecting to the painting of the eastern building since it was already painted the same color which is allowed under the Standards. As the paint on one of the building does not meet the Soulard Historic District standards and no remedy could be reached with the owners, the permit was denied on November 7, 2008. The owner appealed the decision on December 22, 2008, asked for a deferral in January 2009, and was subsequently scheduled for the February 23, 2009 Preservation Board.



LOOKING WEST ON LAFAYETTE



SOULARD MARKET ACROSS FROM PROPERTY



LOOKING EAST ON LAFAYETTE



REAR OF PROPERTY LOOKING NORTHWEST

Site and Surrounding Area

818 Lafayette Ave., built in 1890, is one of two converted two-family houses owned by the Sould of Souldard LLC in the Souldard Historic District. They are designed in the Second Empire style. The subject property is located near the southeast corner of 9th St. and Lafayette Ave., directly across the street from Souldard Market. Surrounding buildings consist of single and multi-family residential and mixed use houses of similar designs and are all well-maintained and are contributing resources to the historic district.



AERIAL FROM 2008 SHOWING BUILDING PAINTED A RED COLOR

Relevant Legislation

Per the Soulard Historic District Ordinance 57078:

101.19 Routine Maintenance and Repairs

Small repairs which are necessary to prevent deterioration of a building or landscaping element. These are not regulated by these Standards and do not require a building permit except as may be required by city building codes. References to these items in this document are advisory. They include:

Painting of wood or metal elements or painting of masonry the same color or a color resembling that of the underlying material,

202 Exterior Walls

Painting.

The painting of unpainted masonry walls is prohibited.

Comment: Moisture builds up behind paint on masonry. This deteriorates the mortar joints.

Masonry walls which are currently painted may be repainted in accordance with the definition of repair and general maintenance.

Does Not Comply: Both buildings were previously painted, the east building tan and the west building red. Under section 101.19 previously painted buildings can be repainted the same color or that of the underlying material. Based on this, the painting of the west building tan does not comply with the Standards.

Community Consultation

At this time, the Cultural Resources Office has received no official communication concerning the project from the Alderman or any neighborhood group.

Comments

The applicant has stated that he was unaware that a permit was required for the project, and has indicated that they wish to retain the new paint as it would be a great expense to have to remove or repaint the entire building. At this time, the applicant has not submitted any evidence for hardship. As stated earlier, we are not objecting to the painting of the east building since it was previously painted to same color.

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The Cultural Resources Office recommends that the Preservation Board uphold the staff denial of the application as the paint color does not meet the Soulard Historic District Standards. The owner should be instructed to repaint the west building red to match the underlying brick.

Contact:

Robert Bettis

Telephone:

E-Mail;

Planning and Urban Design, Cultural Resources Office

314-622-3400 x 277 Fax: 314-622-3413

bettisb@stlouis.city.com



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CITY OF ST. LOUIS
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CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

C.

Date: February 23, 2009
To: City of St. Louis Preservation Board
From: Kate Shea, Director, Cultural Resources Office
Subject: Appeal of a Staff Denial
Address: 2200 S 12th Street

Ward: 7



2200 S. 12TH LOOKING SOUTH



2200 S 12TH STREET LOOKING EAST

Owner:

The MAC ERA, Inc
c/o owner, Mona Parsley and tenant
Todd Besancenez, RE/MAX Realty

Purpose:

Appeal of a staff denial of an
application for a building permit to
erect a sign in the Soulard Certified
Local Historic District

Recommendation:

Staff recommends that the Board
uphold the staff denial.



1.0 Proposal

Install a non-conforming sign in a City Historic District.



**CLOSE-UP PHOTOGRAPHS OF SIGN
INSTALLED WITHOUT A PERMIT.**

**THE INSTALLATION WAS HALTED
BEFORE THE ELECTRIC BACKLIGHTING
COULD BE COMPLETED**



2.0 Background

In early December, 2008, staff received a citizen complaint about the installation of signs without a permit in the Soulard Historic District. Upon inspection, staff documented that the signs had been attached to the brick wall, but that the electricity had not yet been installed for internal illumination. During the next week, the owner applied for a building permit for the signs. Staff determined that the signs were not in compliance with the Soulard Historic District Sign Standards and contacted the owner and sign company for consultation. The owner was unwilling to make changes to the signs and so the application was denied by staff within the 45 day review time permitted by Title 24. The applicant wrote an undated letter of appeal which was received by staff on February 11, 2009.

3.0. Site and Surrounding Area



VIEW OF THE INTERSECTION OF S. 12TH STREET AND ANN AVENUE LOOKING CLOCKWISE AT THE BUILDING SITE AT 2200 S 12TH, THEN LOOKING NORTH TOWARDS THE INTERSECTION ON THE EAST SIDE OF ON S 12TH, THEN AT THE SOUTH WEST SIDE OF THE INTERSECTION AND THEN AT THE NORTH WEST SIDE.

The site is a four story corner commercial building with residential condominium units on the units on the second and third floors. The building was constructed in 1885; it is described in the Soulard

National Register nomination as having "City Significance". The building's has a tall, Romanesque architectural style typical of the period, with oversized corbelled brick trim, tall narrow windows and wide arched tri-partite ground floor window. Buildings adjacent to the site were all constructed between 1880 and 1910. The side facade of the structure has a "ghost" painted sign from the late 19th, early 20th Century.



4.0 Reasons for Application

The owner/applicant needs a building permit approved to install the sign.

5.0 Relevant Legislation

SOULARD HISTORIC DISTRICT

Ordinance 57078 (B.B. No. 40)

The character, size and quantity of the relatively unaltered historic buildings contained within the Soulard Historic District (the "District") make the Soulard Historic District unique. It is distinct for the manner in which its historic buildings relate to one another and to the street, for its cross section of architectural styles and for its uniformity of construction.

The establishment and enforcement of controls over exterior architectural features within the Soulard Historic District will ensure the on-going historical value of the Soulard Historic District.

At the same time, such controls must reasonably accommodate contemporary design and lifestyles in order to maintain and improve the quality of life of those residing within the Soulard Historic District.

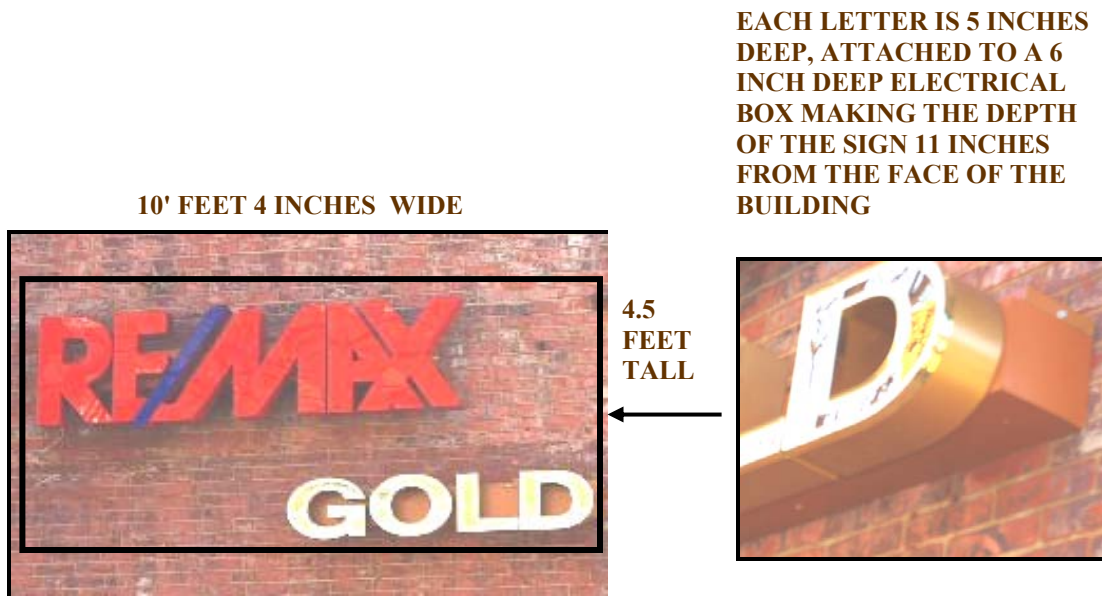
These Soulard Historic District Standards (the "Standards") have been developed to establish a clear and consistent set of standards to govern the exterior architectural features within the Soulard Historic District. These Standards supplement the Building Code of the City of St. Louis (the "Building Code") and any applicable ordinances establishing standards pertaining to the construction, maintenance and repair of buildings located within the Soulard Historic District, and the areas surrounding such buildings.

207.7 Signs

Permanent Commercial Signs....

Commercial signs at structures serving a commercial purpose at the time of adoption of these Standards shall not exceed 40 square feet on each public facade or 10 percent of the area of each public facade, whichever is smaller. Each side of a protruding sign counts toward the 40 square feet so they may not be more than 20 square feet or 5 percent of the surface area whichever is smaller.
Does not meet Standards.

In measuring the size of signs under Historic District Codes, the entire wall area controlled by the total sign configuration is measured, instead of simply measuring the total square footage of the individual letters. Staff measured the actual sign on site and determined that the square footage covered by the letters as placed equaled over 40 square feet.



Signs must be compatible with existing architectural details.

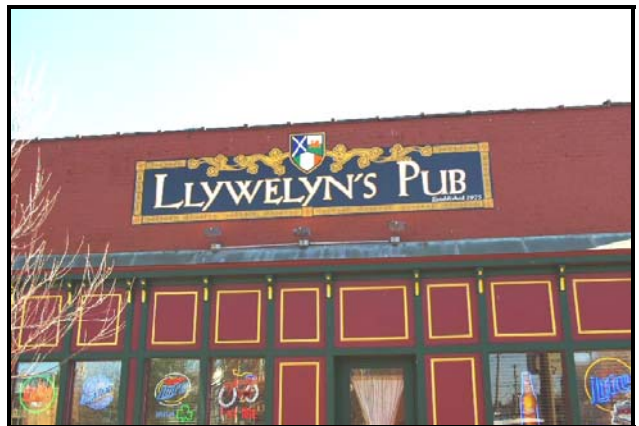
The sign is composed of individual, plastic backlit letters of a contemporary design, colors, and scale. The letters protrude from the wall face almost one foot. In addition, the placement of the letters is inappropriate for the design of the historic commercial building which was constructed with an area for signage above the main corner entrance facing the intersection of Ann and S. 12th.



HISTORIC SIGN BOARD LOCATION



TYPICAL COMMERCIAL SIGNAGE IN SOULARD



Signs shall be restricted to those identifying the names and/or businesses and principal products of the person or entity occupying the structure.

Meets Standards. The business identified is called Remax Gold.

Signs may not be placed in the following locations:

- *On a mansard;*
- *On a parapet;*
- *On a rooftop;*
- *On the slope of an awning;*
- *In a location which obscures significant architectural details such as cornices, windows, sills, or doors;*
- *On a pole; or*
- *On any site separate from the building.*

NA

Signs may only be lit by fixed steady front lighting. Back lighting is prohibited.

Does not meet Standards.

Signs must be fixed and silent.

Appears to meet Standards.

Signs painted on windows and interior signs, including those inside windows, are not regulated by these Standards.

NA



COMMERCIAL STOREFRONT AT 2200 S 12TH STREET

6.0 Community consultation

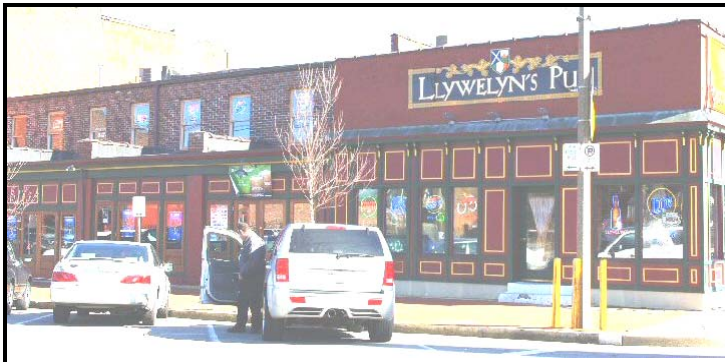
A complaint about the sign being installed without a permit was received from the neighborhood. No support letters for approval have been received.

7.0 Comments

The sign is inappropriate and does not meet the historic district design standards. Typically, commercial signs in Soulard are painted on traditional sign boards and installed within the appropriate sign location. In a few instances signs of individual letters have been installed on contemporary buildings, however the sign colors have been subdued and the letters have not been backlit. Neon signage is not prohibited in Soulard, however it is restricted in the interior of the storefront window such as in the example above.



THIS ONE STORY NEW COMMERCIAL BUILDING RECIEVED APPROVAL FROM THE HERITAGE AND URBAN DESIGN COMMISSION FOR INDIVIDUAL LETTERS OF A MORE CONTEMPORARY DESIGN , SO LONG ASD THE COLOR WAS APPROPRIATE AND THE LETTERS WERE NOT BACKLIT



LLYWELN'S PUB IN SOULARD HAS A TRADITIONAL SIGN BOARD, AND NEON SIGNS ON THE INTERIOR OF THE WINDOWS IN ACCORDANCE WITH THE HISTORIC DISTRICT CODE.

8.0 Conclusion

Staff recommends that the Board uphold the staff denial of the sign as designed. Staff urges the owner and applicant to work with the Office on a more appropriate sign that meets the Historic District Standards.

Contact:

Kate Shea

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Planning and Urban Design Agency, Cultural Resources Office

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sheak@stlouiscity.com

PART V - HISTORIC DISTRICTS AND LANDMARKS - CONSTRUCTION, ALTERATION AND DEMOLITION

SECTION THIRTY-NINE. Permit required when: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site

No Owner or other person shall construct, demolish or alter any designated feature or Exterior Architectural Feature with respect to any Improvement situated within an Historic District, or within or part of a Landmark or Landmark Site, nor shall such person cause or permit any such work to be performed upon such property, unless an application shall have been filed with the building commissioner and a permit obtained therefor from the building commissioner. The building commissioner shall immediately upon receipt of any such application for permit forward a copy of such application to the Cultural Resources Office for review.

SECTION FORTY. Preliminary design review of proposed construction or Exterior Alterations: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site. The Preservation Board may establish procedures for preliminary design review by the Cultural Resources Director and the staff of the Cultural Resources Office of proposed construction or Exterior Alterations where Landmark or Historic District standards may be expected to apply. If, after a preliminary design review as above, an application for permit is received by the building commissioner which conforms to the plans and specifications as approved at the preliminary design review, the building Commissioner may issue the permit.

SECTION FORTY-ONE. Determination of compliance or recommendation required before permit approved: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site. No permit for any such construction, alteration or demolition shall be issued by the building commissioner unless the Cultural Resources Director shall have determined that the proposed work complies with the applicable Historic District or Landmark or Landmark site standards, or the Preservation Board or Cultural Resources Director has recommended that the application for permit be approved.

SECTION FORTY-TWO. Consideration of permit application: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site. If the proposed construction, alteration or demolition is not covered by any duly approved design standard for the Historic District, Landmark or Landmark Site in which the Improvement is situated, the Cultural Resources Office or the Preservation Board shall review the application for permit, as provided by the rules of the Preservation Board. In making such review, the Preservation Board or Cultural Resources Office, as the case may be, shall consider such application in light of the Historic District plan and Historic District standards with respect to the Historic District, or the Landmark plan and standards, as the case may be, the intent of this ordinance, the effect of such proposed construction, alteration or demolition on the significant features or characteristics of the Historic District or Landmark or Landmark Site which were the basis for the Historic District or Landmark or Landmark Site designation and such other considerations as may be provided by rule of the Preservation Board. The Preservation Board or the Cultural Resources Office, as the case may be, shall forward its determinations or recommendations with respect to the application to the building Commissioner within forty five (45) days from the date of application for permit. The

building commissioner shall deny the application for permit if the Preservation Board or the Cultural Resources Office, as the case may be, recommends that the permit be denied or if the Applicant refuses to accept conditions to approval that may be required by the Cultural Resources Office or Preservation Board or by the building Commissioner on direction of the Cultural Resources Office or the Preservation Board.



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application for a building permit to
erect a sign in the Soulard Certified

Local Historic District

Recommendation:

Staff recommends that the Board uphold the staff denial.



1.0 Proposal

Install a non-conforming sign in a City Historic District.



**CLOSE-UP PHOTOGRAPHS OF SIGN
INSTALLED WITHOUT A PERMIT.**

**THE INSTALLATION WAS HALTED
BEFORE THE ELECTRIC BACKLIGHTING
COULD BE COMPLETED**



2.0 Background

In early December, 2008, staff received a citizen complaint about the installation of signs without a permit in the Soulard Historic District. Upon inspection, staff documented that the signs had been attached to the brick wall, but that the electricity had not yet been installed for internal illumination. During the next week, the owner applied for a building permit for the signs. Staff determined that the signs were not in compliance with the Soulard Historic District Sign Standards and contacted the owner and sign company for consultation. The owner was unwilling to make changes to the signs and so the application was denied by staff within the 45 day review time permitted by Title 24. The applicant wrote an undated letter of appeal which was received by staff on February 11, 2009.

3.0. Site and Surrounding Area



VIEW OF THE INTERSECTION OF S. 12TH STREET AND ANN AVENUE LOOKING CLOCKWISE AT THE BUILDING SITE AT 2200 S 12TH, THEN LOOKING NORTH TOWARDS THE INTERSECTION ON THE EAST SIDE OF ON S 12TH, THEN AT THE SOUTH WEST SIDE OF THE INTERSECTION AND THEN AT THE NORTH WEST SIDE.

The site is a four story corner commercial building with residential condominium units on the units on the second and third floors. The building was constructed in 1885; it is described in the Soulard

National Register nomination as having "City Significance". The building's has a tall, Romanesque architectural style typical of the period, with oversized corbelled brick trim, tall narrow windows and wide arched tri-partite ground floor window. Buildings adjacent to the site were all constructed between 1880 and 1910. The side facade of the structure has a "ghost" painted sign from the late 19th, early 20th Century.



4.0 Reasons for Application

The owner/applicant needs a building permit approved to install the sign.

6.0 Relevant Legislation

SOULARD HISTORIC DISTRICT

Ordinance 57078 (B.B. No. 40)

The character, size and quantity of the relatively unaltered historic buildings contained within the Soulard Historic District (the "District") make the Soulard Historic District unique. It is distinct for the manner in which its historic buildings relate to one another and to the street, for its cross section of architectural styles and for its uniformity of construction.

The establishment and enforcement of controls over exterior architectural features within the Soulard Historic District will ensure the on-going historical value of the Soulard Historic District.

At the same time, such controls must reasonably accommodate contemporary design and lifestyles in order to maintain and improve the quality of life of those residing within the Soulard Historic District.

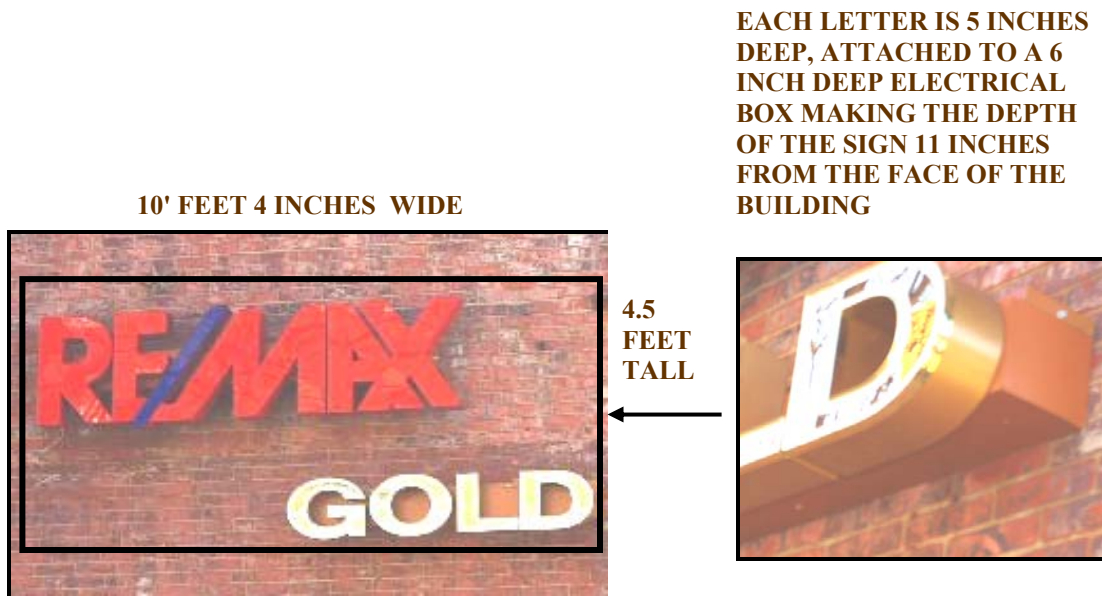
These Soulard Historic District Standards (the "Standards") have been developed to establish a clear and consistent set of standards to govern the exterior architectural features within the Soulard Historic District. These Standards supplement the Building Code of the City of St. Louis (the "Building Code") and any applicable ordinances establishing standards pertaining to the construction, maintenance and repair of buildings located within the Soulard Historic District, and the areas surrounding such buildings.

207.7 Signs

Permanent Commercial Signs....

Commercial signs at structures serving a commercial purpose at the time of adoption of these Standards shall not exceed 40 square feet on each public facade or 10 percent of the area of each public facade, whichever is smaller. Each side of a protruding sign counts toward the 40 square feet so they may not be more than 20 square feet or 5 percent of the surface area whichever is smaller.
Does not meet Standards.

In measuring the size of signs under Historic District Codes, the entire wall area controlled by the total sign configuration is measured, instead of simply measuring the total square footage of the individual letters. Staff measured the actual sign on site and determined that the square footage covered by the letters as placed equaled over 40 square feet.



Signs must be compatible with existing architectural details.

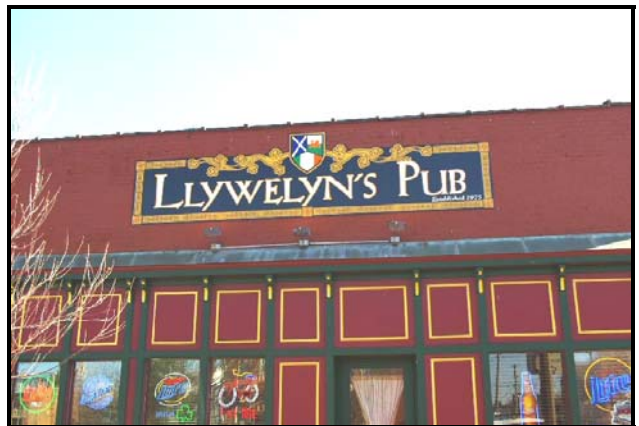
The sign is composed of individual, plastic backlit letters of a contemporary design, colors, and scale. The letters protrude from the wall face almost one foot. In addition, the placement of the letters is inappropriate for the design of the historic commercial building which was constructed with an area for signage above the main corner entrance facing the intersection of Ann and S. 12th.



HISTORIC SIGN BOARD LOCATION



TYPICAL COMMERCIAL SIGNAGE IN SOULARD



Signs shall be restricted to those identifying the names and/or businesses and principal products of the person or entity occupying the structure.

Meets Standards. The business identified is called Remax Gold.

Signs may not be placed in the following locations:

- *On a mansard;*
- *On a parapet;*
- *On a rooftop;*
- *On the slope of an awning;*
- *In a location which obscures significant architectural details such as cornices, windows, sills, or doors;*
- *On a pole; or*
- *On any site separate from the building.*

NA

Signs may only be lit by fixed steady front lighting. Back lighting is prohibited.

Does not meet Standards.

Signs must be fixed and silent.

Appears to meet Standards.

Signs painted on windows and interior signs, including those inside windows, are not regulated by these Standards.

NA



COMMERCIAL STOREFRONT AT 2200 S 12TH STREET

6.0 Community consultation

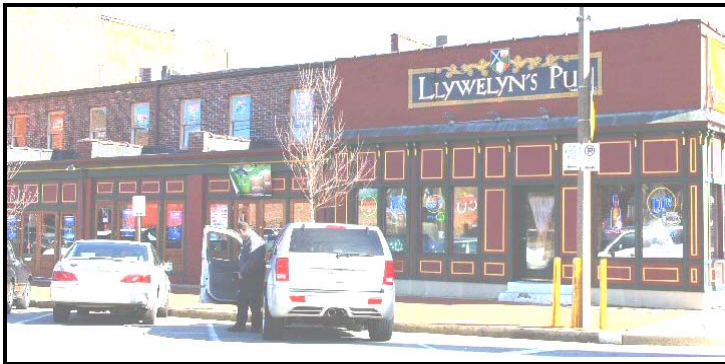
A complaint about the sign being installed without a permit was received from the neighborhood. No support letters for approval have been received.

7.0 Comments

The sign is inappropriate and does not meet the historic district design standards. Typically, commercial signs in Soulard are painted on traditional sign boards and installed within the appropriate sign location. In a few instances signs of individual letters have been installed on contemporary buildings, however the sign colors have been subdued and the letters have not been backlit. Neon signage is not prohibited in Soulard, however it is restricted in the interior of the storefront window such as in the example above.



THIS ONE STORY NEW COMMERCIAL BUILDING RECIEVED APPROVAL FROM THE HERITAGE AND URBAN DESIGN COMMISSION FOR INDIVIDUAL LETTERS OF A MORE CONTEMPORARY DESIGN , SO LONG ASD THE COLOR WAS APPROPRIATE AND THE LETTERS WERE NOT BACKLIT



LLYWELN'S PUB IN SOULARD HAS A TRADITIONAL SIGN BOARD, AND NEON SIGNS ON THE INTERIOR OF THE WINDOWS IN ACCORDANCE WITH THE HISTORIC DISTRICT CODE.

9.0 Conclusion

Staff recommends that the Board uphold the staff denial of the sign as designed. Staff urges the owner and applicant to work with the Office on a more appropriate sign that meets the Historic District Standards.

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PART V - HISTORIC DISTRICTS AND LANDMARKS - CONSTRUCTION, ALTERATION AND DEMOLITION

SECTION THIRTY-NINE. Permit required when: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site

No Owner or other person shall construct, demolish or alter any designated feature or Exterior Architectural Feature with respect to any Improvement situated within an Historic District, or within or part of a Landmark or Landmark Site, nor shall such person cause or permit any such work to be performed upon such property, unless an application shall have been filed with the building commissioner and a permit obtained therefor from the building commissioner. The building commissioner shall immediately upon receipt of any such application for permit forward a copy of such application to the Cultural Resources Office for review.

SECTION FORTY. Preliminary design review of proposed construction or Exterior Alterations: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site. The Preservation Board may establish procedures for preliminary design review by the Cultural Resources Director and the staff of the Cultural Resources Office of proposed construction or Exterior Alterations where Landmark or Historic District standards may be expected to apply. If, after a preliminary design review as above, an application for permit is received by the building commissioner which conforms to the plans and specifications as approved at the preliminary design review, the building Commissioner may issue the permit.

SECTION FORTY-ONE. Determination of compliance or recommendation required before permit approved: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site. No permit for any such construction, alteration or demolition shall be issued by the building commissioner unless the Cultural Resources Director shall have determined that the proposed work complies with the applicable Historic District or Landmark or Landmark site standards, or the Preservation Board or Cultural Resources Director has recommended that the application for permit be approved.

SECTION FORTY-TWO. Consideration of permit application: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site. If the proposed construction, alteration or demolition is not covered by any duly approved design standard for the Historic District, Landmark or Landmark Site in which the Improvement is situated, the Cultural Resources Office or the Preservation Board shall review the application for permit, as provided by the rules of the Preservation Board. In making such review, the Preservation Board or Cultural Resources Office, as the case may be, shall consider such application in light of the Historic District plan and Historic District standards with respect to the Historic District, or the Landmark plan and standards, as the case may be, the intent of this ordinance, the effect of such proposed construction, alteration or demolition on the significant features or characteristics of the Historic District or Landmark or Landmark Site which were the basis for the Historic District or Landmark or Landmark Site designation and such other considerations as may be provided by rule of the Preservation Board. The Preservation Board or the Cultural Resources Office, as the case may be, shall forward its determinations or recommendations with respect to the application to the building Commissioner within forty five (45) days from the date of application for permit. The

building commissioner shall deny the application for permit if the Preservation Board or the Cultural Resources Office, as the case may be, recommends that the permit be denied or if the Applicant refuses to accept conditions to approval that may be required by the Cultural Resources Office or Preservation Board or by the building Commissioner on direction of the Cultural Resources Office or the Preservation Board.